

13 Whitestrand, Aylesbury Park, Sligo F91 RXC2

BER C1

3 Bed Semi Detached House 106 m² / 1,145 ft²

Guide Price: €275,000



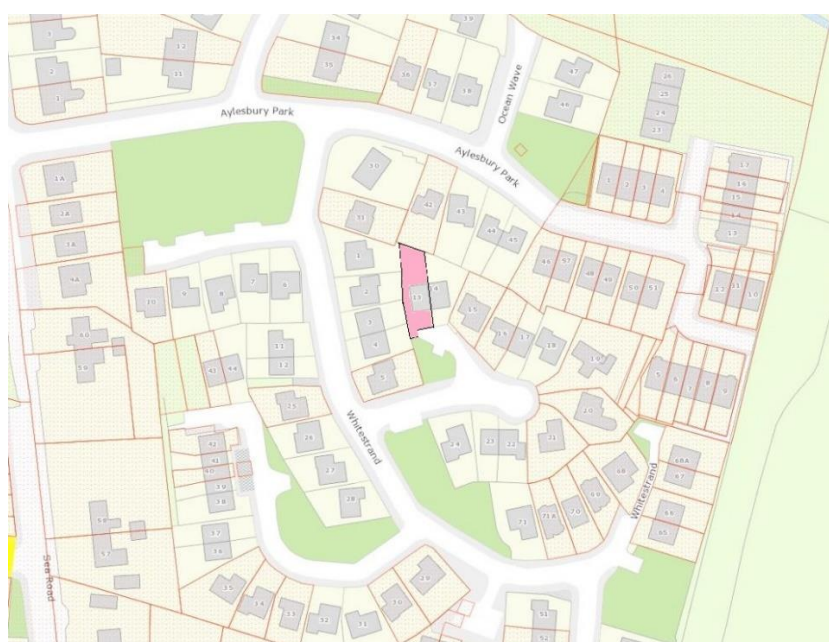
Excellent 3 bedroom, semi detached house in this highly sought after residential area, just off the Strandhill Road, only 2.5 km from town centre. The property enjoys great privacy, tucked away in a quiet end of cul-de-sac setting. This is a terrific family home location, with many quality amenities in the immediate area, including Scoil Ursula N.S. & Gaelscoil Chnoc na Re N.S., Mitchell Curly Park & playgrounds and St Mary's GFC, whilst the wonderful seaside village of Strandhill is only a short 5km drive away.

Accommodation

Entrance Hall	2.0m x 5.4m	Laminate wood flooring. Guest WC & Utility Cupboard off.
Guest WC	0.9m x 1.3m	Laminate wood flooring.
Living Room	3.8m x 4.8m	Laminate wood flooring. Fireplace. Double doors to Kitchen / Dining
Kitchen / Dining Room	3.1m x 5.9m	Tile floor. Integrated gas hob & electric double oven.
Sun Room	3.3m x 3.3m	Laminate wood flooring. Electric coal effect fire. French doors to patio.
1st Floor		
Bedroom No.1	4.0m x 3.5m	En-suite off.
En-suite	1.0m x 2.8m	Fully tiled. Electric shower.
Bedroom No.2	3.8m x 2.9m	
Bedroom No.3	3.0m x 2.3m	Fitted wardrobe.
Bathroom	2.8m x 1.7m	Floor & wall tiled. Electric shower.

Features

- Quiet cul-de-sac location.
- Oil fired C.H.
- Double glazed uPVC windows.
- Pine internal joinery.
- High speed broadband available in area.
- Light fittings, blinds, fixtures and fittings included. Furniture optional.
- Enclosed rear garden with mature trees and shrubs. Spacious patio area.
- Timber garden shed. Outside tap. Brick barbecue.
- BER: C1 BER No: 116434150 Energy Performance Indicator: 160.47 kWh/m²/yr



Entrance Hallway



Living Room



Kitchen / Dining Room



Sun Room



Bedroom No.1

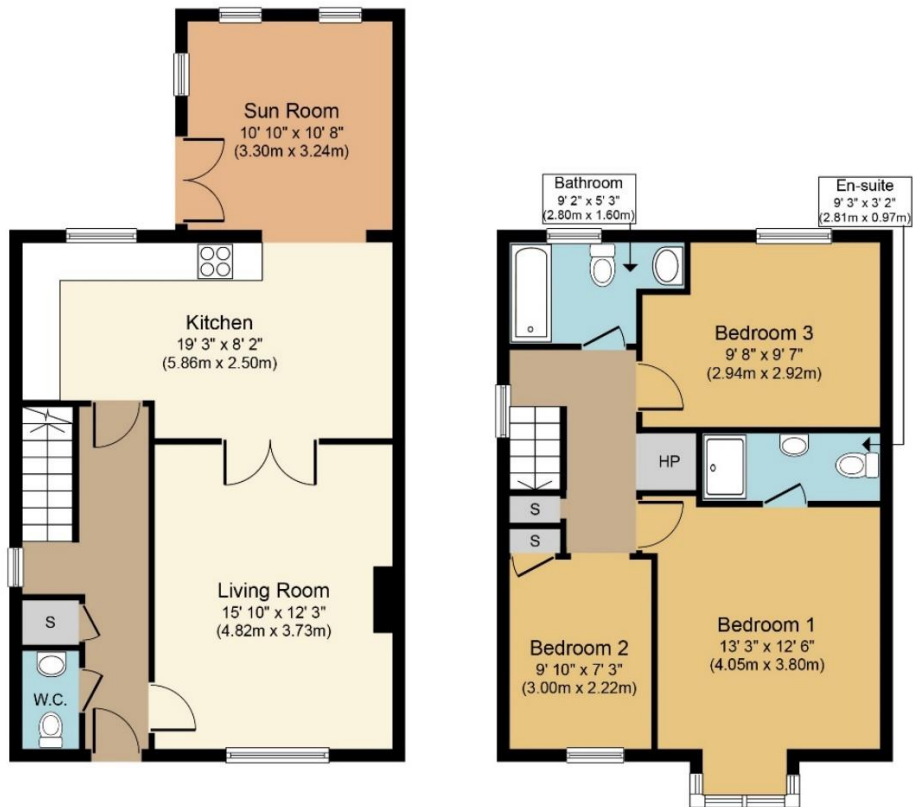


Bathroom





Floor Plan – For Indicative Purposes Only



Contact Negotiator

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie

PROPERTY
PARTNERS
MULHOLLAND

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland